

PARIS PIKE CORRIDOR COMMISSION

MINUTES

7th Floor Conference Room LFUCG Phoenix Building

April 12, 2010

Attendance

Members Present: Ben Blyton; James Brady; Johnny Brennan; Bettye Burns; Ginny Howard; Harry Park; Dan Thompson, Chair; and Ron Vanover

Staff Present: Barbara Rackers and Stephanie Cunningham

Others Present: Mike Asalon

Mr. Thompson stated that the minutes of the April 13, 2009, July 13, 2009, October 12, 2009, January 11, 2010, and February 8, 2010 meetings had been presented for approval. A motion was made by Ms. Howard, seconded by Ms. Burns, and carried 8-0 to approve the aforementioned minutes.

Mr. Thompson stated that he would like to welcome Ron Vanover, the new Paris Pike Corridor Commission member. Mr. Vanover is replacing Louis Prichard as a Bourbon County representative on the PPCC.

OLD BUSINESS

1. Update on Request for a Conditional Use Permit at 5455 Lexington Road

Mr. Thompson stated, with regard to Dr. John Park's request for a conditional use permit for an equine hospital, that he had attended the Board of Adjustment meeting, where the issue was discussed, on March 8, 2010. He said that he spoke in opposition to the request at that BOA meeting as a private citizen rather than a representative of the PPCC. The PPCC was not able to make a recommendation to the BOA on the request, since there had been no quorum at either of the meetings during which the conditional use request was discussed. The conditional use request included a request for a variance to reduce the setback on the property from 300' to 120'. The staff recommended disapproval, but the BOA granted the request for a conditional use permit, and granted the variance request for a 120' setback for 397' of the frontage of the property.

Commission Question: Ms. Howard asked if anyone else spoke in opposition to the request at that meeting. Mr. Thompson answered that he was the only citizen who spoke in opposition.

Mr. Thompson added that he had emphasized at the BOA meeting that the PPCC would prefer a single, widened entrance, rather than the two entrances proposed by the applicant. According to the applicant, they are requesting two entrances in order to allow one vehicle to enter the property while another one exits.

NEW BUSINESS

1. Request for a Private Entrance, 4771 Lexington Road

Mr. Brennan noted that the correct address for the property is 4800 Lexington Road. He stated that he intends to trade his 125-acre farm for a 10-acre parcel across Lexington Road. He would like to build a house on that 10-acre parcel, and needs to construct an entrance to the property. He noted that there are several stringent restrictions on the property, including: a required dwelling size of 2,500 square feet, excluding the basement and garage areas; a minimum two-car garage, with a side or rear entrance; a concrete or blacktop driveway; and underground utilities. The property has more than 1,000 feet of frontage, and is approximately 825 feet deep.

Commission Question: Mr. Thompson asked if Mr. Brennan would have any problems complying with the required 300' setback. Mr. Brennan answered that he would not. Mr. Thompson asked if the property meets the 10-acre minimum, to which Mr. Brennan responded that the property is 10.009 acres in size.

Mr. Thompson noted that he had received an email from Mr. Harper with regard to this request, which he read into the record of the meeting:

“Design standard #8 in the Paris Pike/Lexington Road Corridor Overlay section of the Bourbon County Zoning Ordinance sets forth a 10 acre minimum for the Overlay Zone.

Design Standard #1 and #2 (page 5) in the Paris-Bourbon County TRANSITION Overlay Zone section of the Bourbon County Zoning Ordinance sets forth both a 10 acre minimum (agricultural use) and a 5 acre minimum (residential use for the lot size for the TRANSITION Overlay zone.”

Mr. Thompson stated that this request meets the 10-acre and road frontage requirements.

Mr. Brennan stated that KYDOT had reviewed the site, and indicated that sight distance was adequate for the location of the entrance anywhere on the property. The entrance will most likely be located across from the turnaround.

Mr. Thompson stated that he had received a letter from KYDOT, which he read into the record of the meeting:

“Dear Mr. Brennan:

This office has reviewed and approved the proposed location for your private entrance request. However, your permit application shall not be approved until documentation can be provided to this office showing that the Paris Pike Corridor Commission has approved this location.”

Mr. Brennan distributed copies of the site plan to the Commission members for their review.

Action: A motion was made by Mr. Blyton, seconded by Mr. Park, and carried 7-0 (Mr. Brennan voted “present”) to approve the requested private entrance at 4800 Lexington Road.

COMMISSION ITEMS – Mr. Thompson stated that he was concerned about attendance at recent PPCC meetings. He said that, while he realizes that sometimes there aren't many items on the agenda, each issue before the PPCC requires a “super quorum,” or at least three members from one county and two members from the other county. Although most members notify the staff when they cannot be present, the past five meetings, none of which had a quorum, were “basically a waste of everyone's time.” Mr. Thompson asked that the members make an attempt to make each meeting, since there are only four regularly scheduled meetings a year.

Ms. Howard stated that she believed that, had there been a quorum at the special meeting in March, that the PPCC would have recommended disapproval of the conditional use request. She believes that that use will have a negative impact on the Paris Pike corridor.

Mr. Thompson said he believes that that conditional use request could be precedent-setting. He is also concerned because the approved variance will run with the land, rather than the use.

Ms. Rackers noted that, should the use of the property change, the variance could be revoked by the BOA. Mr. Thompson agreed, adding that it would have to be specifically requested for that to happen.

OTHER BUSINESS – No such items were presented.

ADJOURNMENT – There being no further business, Chairman Thompson declared the meeting adjourned at 12:35 p.m.